DELINEATION CORPORATION

Lot or House Name : Quesnel Farm
Middlebury House :
Location : West side of Route 7 North, Middlebury and New Haven, VT
Acreage : 239.7+- in Middlebury; 67.0 in New Haven

*transferred	7.4	to Town of Middlebury (Lot#1) 5/23/97
	2.0	to Town (Roadway) 5/23/97
	3.5	to Addison County EDC (Lot#5) 7/27/99 (Beau Ties)
	5.3	to Anthony J. Neri and Nancy F. Neri (Lot#2) 4/26/04
	2.1	to Sandra Dragon (house) 8/26/04
	5.8	to Hannaford Career Center (Lot#7) 8/12/05
	4.2	to Knappmiller (Lot#6) 11/30/07
net	209.4 +-	

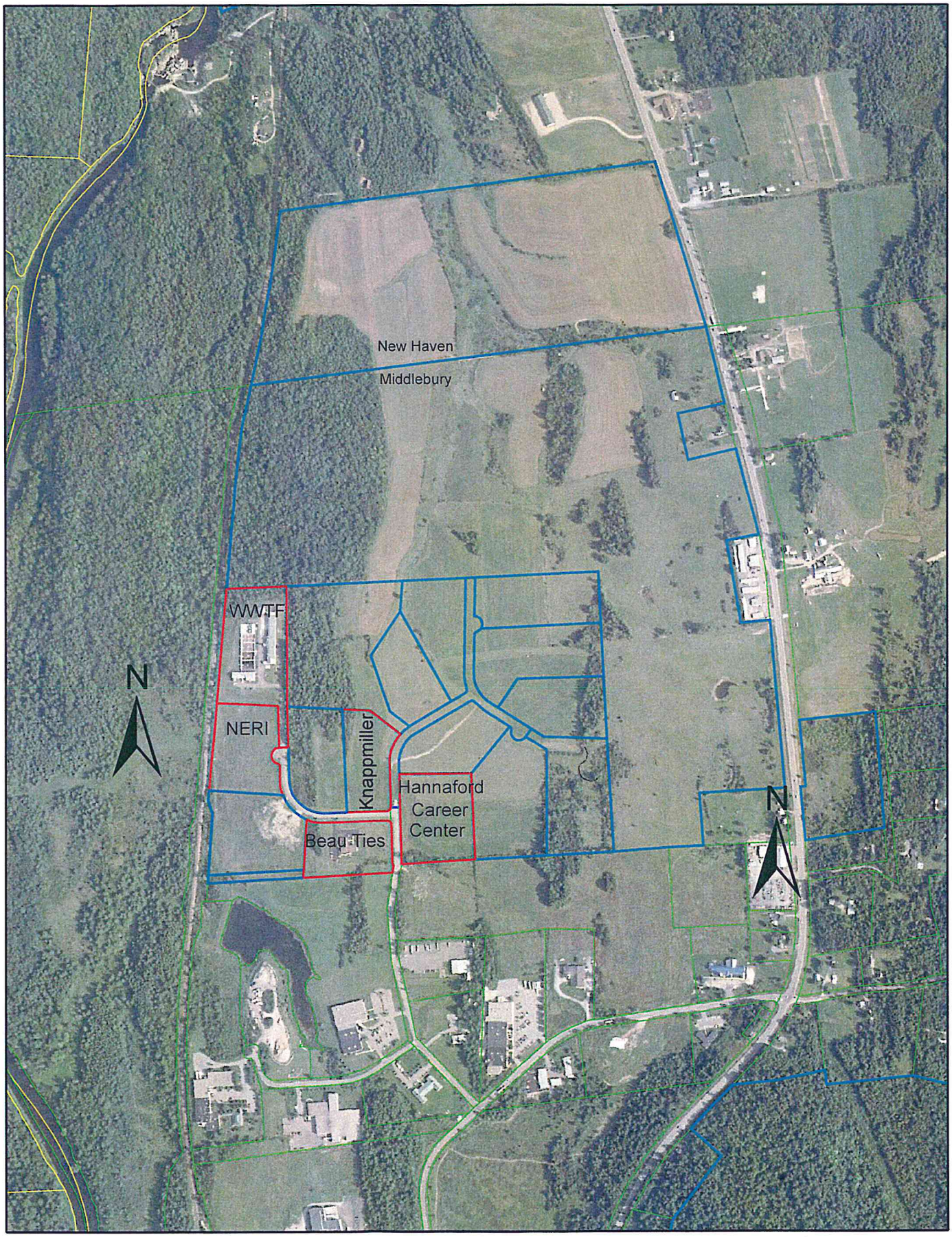
Grantor(s) : Bernard and Louis Quesnel
Type of Instrument : Warranty Deed
Dated : 26 January 89
Volume:Page : Middlebury 128:155 New Haven 45:303
Date Recorded : 26 January 89 8 February 89
Remarks : Includes residence(sold 8/26/04) and pole barn(sold and removed 11/04)

- Subject to Writ of Attachment in favor of Carl Antonelli and Carl Antonelli d/b/a/Need and Company in amount of $13,315.96, 4 April 88 (124:251). An escrow agreement between Delineation and the Quesnels provided for them to place in escrow $15,00 to cover the pending judgment order of Addison Superior Court and obtain release of the Writ.
- Easements and R.O.W.'s :

a) to CVPS and NETT 10/20/83 (104:34 & 41:218[New Haven]) - a 15' wide strip along Route 7.
b) from Ronald Mainelli and Otter Valley Equipment Inc. to Euclide and Alice Quesnel 6/3/77 (82:446) - easement to extend Middlebury municipal water line to Quesnel property and premises retained by Quesnel on east side Route 7.
c) to CVPS and NETT 6/12/72 (70:618).
d) to NETT 4/22/55 (54:189) - anchor guys
e) to NETT 5/7/55 (54:238) - anchor guys
f) conveyance to Town of Middlebury subject to 20' drainage easement, the centerline of which is the common boundary between Lot#1 (transferred to Town) and Lot #2 (retained by Delineation)
g) conveyance to Town grants a 35' drainage easement and a 20' sewer easement running over, along, through, and under the westerly portion of Lot #2
h) Waterline agreement with Town of Middlebury 10/25/73 (73:365)
i) Judgment Order in favor of Vermont Agency of Transportation 5/31/82 (98:363)
j) Condemnation Order of Vermont Agency of Transportation 5/10/83 (101:330)
k) Grantors reserve the right to extend a water and sewer R.O.W. northerly from the Middlebury Industrial Park through the conveyed premises to service land and premises retained by them on the east side of Route 7, the location of such ROW to be mutually agreed upon.
l) conveyance within Dragon deed (8/26/04) of easement and ROW for proposed replacement septic area as well as 20 foot wide access easement.

- Current Use Agreements:
  5/17/85 (109:490), 8/30/85 (110:450), 1/28/87 (120:302), 1/1/89 (128:279)
- Farm Leases:
  Nop Brothers 1/1/95-12/31/99 ; 5/8/00-12/31/04 ; 4/26/05-12/31/09
  Cobble Hill Dairy 1/21/98- 12/31/02; 4/28/03-12/31/07; 1/08/08-12/31/12
- Delineation has right of first refusal on Quesnel lands east of Route 7 as per P&S Agreement 1/26/89
- * Transfer on 5/23/97 of 7.4 acre parcel to Town of Middlebury for wastewater treatment facility(163:498)
  Transfer on 5/23/97 of 2.0 acre parcel to Town of Middlebury for roadway (163:501)
  Transfer on 7/27/99 of 3.5 acre parcel to Addison County Economic Development Corporation – Beau Ties
  Transfer on 4/26/04 of 5.3 acre parcel to Anthony and Nancy Neri
  Transfer on 8/26/04 of 2.1 acre parcel with house to Sandra Dragon
  Transfer on 8/12/05 of 5.8 acre parcel to Hannaford Career Center
  Transfer on 11/30/07 of 4.2 acre parcel to Knappmiller

Quesnel Farm
Middlebury and New Haven



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